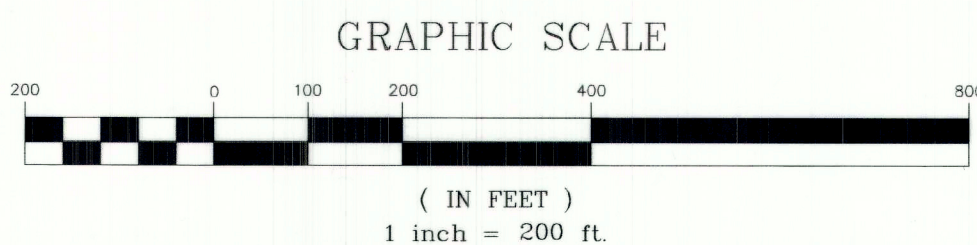


Bernie E. Jacobs Record of Survey

Located in the Southeast Quarter of Section 24, T. 1 S., R. 2 W., U.S.B. & M.
Duchesne County, Utah
2019

LEGEND	
	SURVEYED BOUNDARY LINE
	PREVIOUS SURVEYED BOUNDARY
	SECTION LINE
	QUARTER SECTION LINE
	40 ACRE LINE
	DEED LINE
	EDGE OF EXISTING WASH
	EDGE OF ASPHALT ROAD
	EXISTING FENCE
	SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE ENG. UNLESS OTHERWISE NOTED
	FOUND SURVEY MONUMENT AS NOTED
	FOUND SECTION CORNER AS NOTED
	NOT FOUND SECTION CORNER AS NOTED
	FOUND QUARTER SECTION CORNER AS NOTED
	NOT FOUND QUARTER SECTION CORNER AS NOTED



NORTHEAST CORNER OF
SECTION 24, T. 1 S., R. 2 W.
FOUND MAG NAIL IN ASPHALT



EASEMENTS

AS FOUND ON A QUIT CLAIM DEED
ENTRY NUMBER 315771, BOOK A269 PAGE 528
IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE

AS FOUND ON A QUIT CLAIM DEED
ENTRY NUMBER 315773, BOOK A269 PAGE 530
IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE

AS FOUND ON A QUIT CLAIM DEED
ENTRY NUMBER 315775, BOOK A269 PAGE 532
IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE

AS FOUND ON A WARRANTY DEED
ENTRY NUMBER 467176, BOOK A700 PAGE 151 - 152
IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE

SUBJECT TO AND TOGETHER WITH THE FOLLOWING NON-EXCLUSIVE ACCESS AND UTILITIES EASEMENT.
A 50.0 FOOT WIDE EASEMENT FOR ACCESS AND UTILITIES, 25 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT WHICH IS SOUTH ALONG THE SECTION LINE 1872 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 2 WEST, UTAH SPECIAL BASE AND MERIDIAN, DUCHESNE COUNTY, UTAH, AND RUNNING THENCE WEST ALONG A LINE WHICH IS PARALLEL WITH AND 25 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE SOUTH LINE OF THE BERNIE E. JACOBS PROPERTY A DISTANCE OF 744 FEET; THENCE SOUTH ALONG A LINE WHICH IS PARALLEL WITH AND 25 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE EAST LINE OF THE JAMES WILLIAM JACOBS PROPERTY A DISTANCE OF 768 FEET TO THE SOUTH LINE OF SAID SECTION 24 AND THE TERMINATION POINT OF THIS EASEMENT.

ALSO,

AS FOUND ON A WARRANTY DEED
ENTRY NUMBER 211100, BOOK A77 PAGE 366
IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE

WITH AN ACCESS RIGHT OF WAY OF 50 FEET RUNNING ON THE EASTERN EDGE OF THE ABOVE DESCRIBED PROPERTY WITH NO MINERAL AND OIL RIGHTS ON SAID PROPERTY.

SURVEYED PARCEL 1 DEED DESCRIPTION FOR PARCEL 00-0031-0759 (0550-0005)

AS FOUND ON A QUIT CLAIM DEED
ENTRY NUMBER 29255, BOOK A338 PAGE 344
IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE

BEGINNING AT A POINT WHICH IS 1287.44 FEET EAST, AND 472.22 FEET SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, T. 1 S., R. 2 W., UTAH SPECIAL BASE AND MERIDIAN, DUCHESNE COUNTY, UTAH, AND RUNNING THENCE S48°30'E 251.51 FEET; THENCE S27°45'E 480 FEET; THENCE S32°15'E 330 FEET; THENCE S55°30'E 410 FEET; THENCE S78°45'E 135 FEET; THENCE S19°45'E 85 FEET; THENCE N87°30'E 150 FEET; THENCE S30°48'E 223.8 FEET, MORE OR LESS TO A POINT ON THE SECTION LINE, SAID POINT BEING NORTH 785 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 24, THENCE WEST 768 FEET; THENCE NORTH 314 FEET; THENCE WEST 551 FEET; THENCE NORTH 213 FEET; THENCE NORTH 22.56 FEET TO THE EAST LINE OF THE AFTON O. JACOBS PARCEL, THENCE NORTH 847.78 FEET TO THE POINT OF BEGINNING, CONTAINING 14.0 ACRES, MORE OR LESS.

TOGETHER WITH ALL MINERAL AND OIL RIGHTS ON THE ABOVE.

WITH 50 FOOT RIGHT OF WAY THRU
BEGINNING AT THE SOUTHEAST CORNER AND RUNNING THENCE WEST 200.0 FEET; THENCE NORTH 435.6 FEET; THENCE EAST 200.0 FEET; THENCE SOUTH 435.6 FEET TO THE POINT OF BEGINNING.

SURVEYED PARCEL 2 DEED DESCRIPTION FOR PARCEL 00-0026-7009 (0550-0004)

AS FOUND ON A QUIT CLAIM DEED
ENTRY NUMBER 494583, PAGE 1 OF 1
IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE

SECTION 24, T. 1 S., R. 2 W., U.S.M.
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION, THENCE EAST 752 FEET; THENCE S36°E 80 FEET; THENCE N87°15'E 88 FEET; THENCE S80°15'E 102.81 FEET; THENCE SOUTH 578.71 FEET; THENCE WEST 970 FEET; THENCE NORTH 660 FEET TO BEGINNING.

EXCEPTING AND RESERVING ALL MINERAL AND GAS RIGHTS.

SURVEYED PARCEL 3 DEED DESCRIPTION FOR PARCEL 00-0026-6985 (0550-0002)

AS FOUND ON A WARRANTY DEED
ENTRY NUMBER 368843, BOOK A419 PAGE 3
IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE

SECTION 24, T. 1 S., R. 2 W., U.S.M.
BEGINNING 768 FEET WEST OF THE SOUTHEAST CORNER OF SECTION; THENCE WEST 551 FEET; THENCE NORTH 1107 FEET; THENCE EAST 551 FEET; THENCE SOUTH 1107 FEET TO BEGINNING.
CONTAINING 14.00 ACRES.

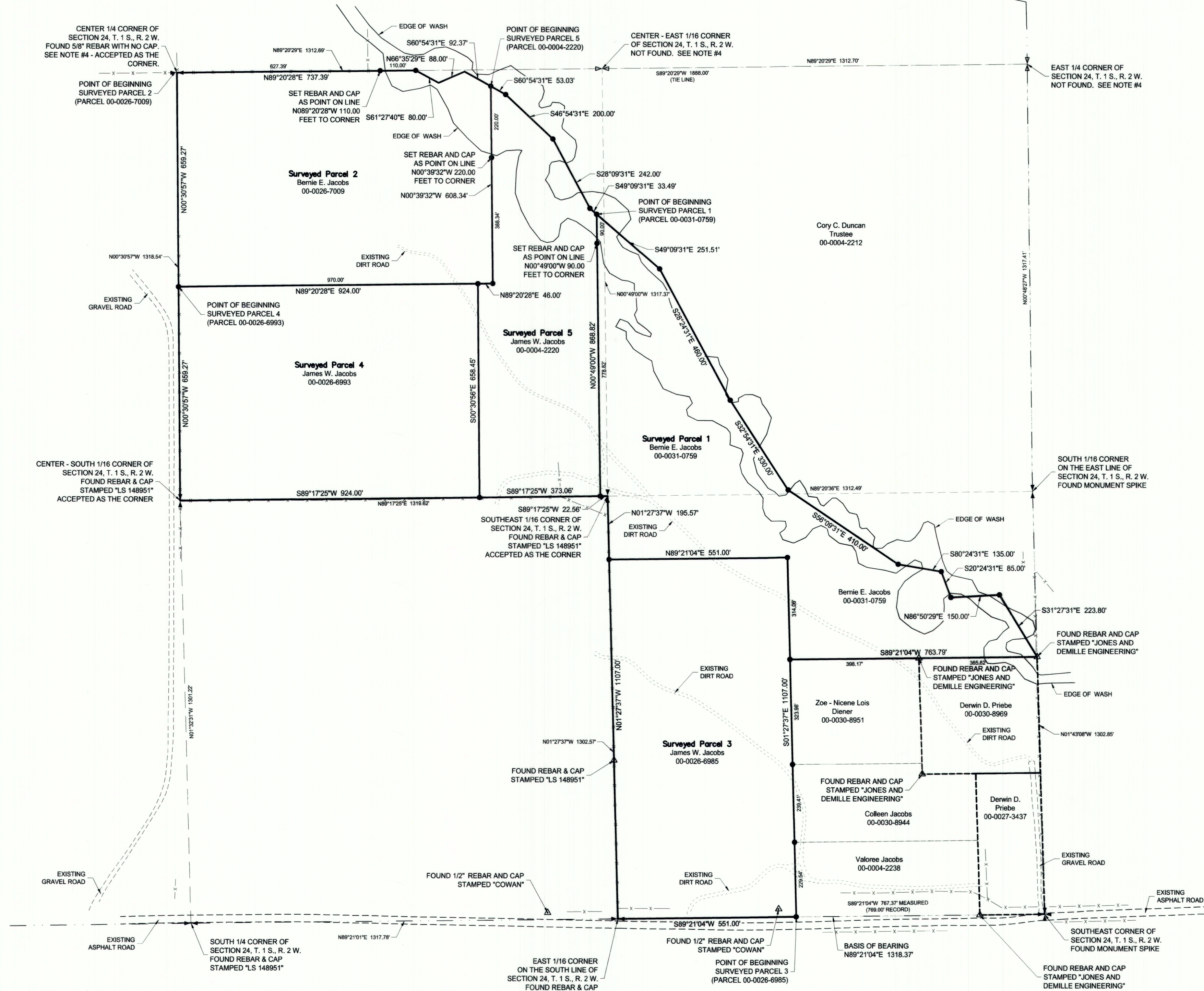
SURVEYED PARCEL 4 DEED DESCRIPTION FOR PARCEL 00-0026-6993 (0550-0003)

AS FOUND ON A CORRECTED WARRANTY DEED
ENTRY NUMBER 366580, BOOK A378 PAGE 618
IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE

BEGINNING AT A POINT 660 FEET SOUTH ALONG THE 1/4 SECTION LINE FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, T. 1 S., R. 2 W., UTAH SPECIAL BASE AND MERIDIAN, DUCHESNE COUNTY, UTAH, AND RUNNING THENCE EAST 970 FEET; THENCE NORTH 578.71 FEET; THENCE S60°15'E 62.10 FEET; THENCE S48°15'E 200 FEET; THENCE S27°30'E 225 FEET; THENCE S48°30'E 33.46 FEET; THENCE SOUTH 847.78 FEET; THENCE WEST 1297.44 FEET TO THE 1/4 SECTION LINE, THENCE NORTH ALONG SAID 1/4 SECTION LINE 660 FEET TO THE POINT OF BEGINNING.
CONTAINS 22.80 ACRES, MORE OR LESS.

TOGETHER WITH ALL MINERAL AND OIL RIGHTS ON THE ABOVE, UPON MY DEATH OR I SIGN IT OVER.

CORRECTED TO FIX DEED ON 8/5/02 BOOK A377 PAGE 82.



SURVEY NARRATIVE AND NOTES

1. THE PURPOSE OF THIS SURVEY WAS TO STAKE CERTAIN CORNERS OF THE HEREON DESCRIBED PARCELS OF LAND.
2. BASIS OF BEARING IS N89°21'04\"E BETWEEN THE EAST 1/16 CORNER ON THE SOUTH LINE AND THE SOUTHEAST CORNER OF SECTION 24, T. 1 S., R. 2 W., U.S.B. & M.
3. THE PREVIOUS SURVEYED BOUNDARY AS SHOWN HEREON WAS TAKEN FROM A SURVEY PERFORMED BY JONES AND DEMILLE ENGINEERING, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 3731.
4. THE LOCATIONS FOR THE QUARTER CORNERS AND 1/16 CORNERS SHOWN HEREON AS NOT FOUND WERE RE-ESTABLISHED BASED ON INFORMATION FROM A SURVEY PERFORMED BY JERRY D. ALLRED AND ASSOCIATES, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 1700.
5. THE DEED DESCRIPTION FOR PARCEL 00-0004-2220 (0550) AND THE DESCRIPTION FOR PARCEL 00-0026-6993 (0550-0003) CAN BE FOUND ON THE SAME WARRANTY DEED DOCUMENT AS NOTED HEREON AND HAVE NOT BEEN DIVIDED INTO 2 SEPARATE PARCELS EXCEPT FOR ON THE TAX CARD REPORTS WHICH HAVE SEPARATE DESCRIPTIONS FOR THESE PARCELS. IT IS UNCLEAR WHERE THESE SPLIT DESCRIPTIONS CAME FROM. THE POINT OF BEGINNING FOR THESE 2 PARCELS AS SHOWN HEREON, COME FROM THE TAX CARD DESCRIPTIONS.
6. NO SURVEY DESCRIPTIONS WERE WRITTEN FOR THE PARCELS SURVEYED AS PART OF THIS RECORD OF SURVEY PLAT. THE BOUNDARY LINES OF THE PARCEL WERE MADE TO MATCH THE SECTION LINES, QUARTER SECTION LINES, AND THE 40 ACRES LINES OF SAID SECTION 24 AND THE OTHER BOUNDARY LINES WERE MADE PARALLEL TO THOSE SECTION LINES WERE APPLICABLE.
7. THE EXISTING EASEMENTS THAT CROSS OR THAT ARE A PART OF THE PARCELS AS SHOWN HEREON WERE NOT PLOTTED ON THIS SURVEY. THE DESCRIPTIONS OF THESE EASEMENTS ARE AS DESCRIBED HEREON.
8. THE WARRANTY DEED DESCRIPTION FOR THE CORY C. DUNCAN PARCEL, (00-0004-2212) AS FOUND AS ENTRY NUMBER 483976, PAGES 1 AND 2, MAKES CALLS TO THE CENTER OF COTTONWOOD WASH, BUT THE BEARINGS AND DISTANCES IT LISTS MATCH OTHER DEEDS IN THE AREA WHICH ARE RECORDED BEFORE THE DUNCAN DEED. THESE BEARINGS AND DISTANCE DO NOT MATCH THE CENTER OF SAID WASH AS SHOWN HEREON. LOOKING BACK INTO THE CHAIN OF TITLE FOR AN ANSWER TO THIS, AN ADJOINING PARCEL BACK IN 1960 AS FOUND ON ENTRY NUMBER 120730, BOOK 31 PAGE 550, MAKES NO MENTION OF THE CENTER OF THE COTTONWOOD WASH. THE REBAR AND CAPS SET ALONG THIS LINE MAY OR MAY NOT ACCURATELY MARK THE BOUNDARY ALONG THIS WASH, SINCE THEY WERE SET BASED ON THE BEARINGS AND DISTANCES, NOT THE PHYSICAL LOCATION OF THE CENTER OF THE WASH. CHANGING THE CALLS TO BE ALONG THE CENTER OF COTTONWOOD WASH WOULD AFFECT THE FOLLOWING PARCELS: 00-0026-7009 (SURVEYED PARCEL 2), 00-0004-2220 (SURVEYED PARCEL 5), 00-0031-0759 (SURVEYED PARCEL 1), 00-0004-2212 (DUNCAN PARCEL), AND 00-0030-8969 (PRIEBE PARCEL).

SURVEYOR'S CERTIFICATE

I, TROY W. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561169, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



12/30/19
DATE

PREPARED BY:
Jones & DeMille Engineering, Inc.
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemic.com

PROJECT NUMBER: 1910-056 FILE NAME: h:\jdp\proj\1910-056\dwg\1910-056 survey.dwg
SURVEYED BY: T.W.G./C.D.M. DRAWN BY: T.W.G. UPDATED: 12/30/2019 PLOTTED: 12/30/2019

Bernie E. Jacobs Record of Survey

Duchesne County, Utah

Scale: 1" = 200'

County Surveyor's File # 4372